107.0	0006	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	907,200 / 907,200
					USE VALUE:	907,200 / 907,200
					ASSESSED:	907,200 / 907,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		APACHE TR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RUHL CAROLINE T
Owner 2:	
Owner 3:	
Street 1:	31 APACHE TRAIL
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MCDONALD THOMAS & ISABELLE -
Owner 2:	-
Street 1:	83 QUEEN ST
Twn/City:	FALMOUTH
St/Prov:	MA Cntry:
Postal:	02540

NARRATIVE DESCRIPTION

This parcel contains .23 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1958, having primarily Vinyl Exterior and 2709 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10000.000	402,700	500	504,000	907,200
Total Card	0.230	402,700	500	504,000	907,200
Total Parcel	0.230	402,700	500	504,000	907,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 334.88 /Parcel: 334.88

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 68606

GIS Ref

GIS Ref

Insp Date 09/17/18

!8439!

PREVIOUS ASSESSMENT

Parcel ID: 107.0-0006-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	402,700	500	10,000.	504,000	907,200		Year end	12/23/2021
2021	101	FV	388,300	500	10,000.	504,000	892,800		Year End Roll	12/10/2020
2020	101	FV	388,300	500	10,000.	504,000	892,800	892,800	Year End Roll	12/18/2019
2019	101	FV	302,500	500	10,000.	504,000	807,000	807,000	Year End Roll	1/3/2019
2018	101	FV	302,500	500	10,000.	432,000	735,000	735,000	Year End Roll	12/20/2017
2017	101	FV	302,500	500	10,000.	403,200	706,200	706,200	Year End Roll	1/3/2017
2016	101	FV	280,300	500	10,000.	345,600	626,400	626,400	Year End	1/4/2016
2015	101	FV	243,400	500	10,000.	309,600	553,500	553,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:20:11

LAST REV

Date	Time
09/09/20	15:28:06
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 8439

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCDONALD THOMAS	1561-35	1	8/7/2020		1,025,000	No	No		
BERBERIAN VAHAN	1468-65		3/12/2015		780,000	No	No		
	613-145		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	68606
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/3/2016	725	Solar Pa	5,000					
5/28/2015	588	Redo Bas	59,790					
9/19/2006	787	New Wind	4,000					
12/30/2003	1081	New Wind	2,700					

ACTIVITY INFORMATION

Date	Result	By	Name
9/9/2020	SQ Mailed	MM	Mary M
5/11/2020	Mail Update	MM	Mary M
9/17/2018	MEAS&NOTICE	BS	Barbara S
4/29/2016	Sales Review	PT	Paul T
5/29/2009	Measured	189	PATRIOT
12/1/1999	Inspected	264	PATRIOT
11/10/1999	Mailer Sent		
11/1/1999	Measured	243	PATRIOT
8/20/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10000		Sq. Ft.	Site		0	70.	0.72	4									504,000						504,000	

Total AC/HA:	0.22957	Total SF/SM:	10000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	504,000	Spl Credit		Total:	504,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.32829452
Const Adj.:	0.99989998
Adj $ / SQ:	132.816
Other Features:	109450
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	451478
Depreciation:	48760
Depreciated Total:	402718

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

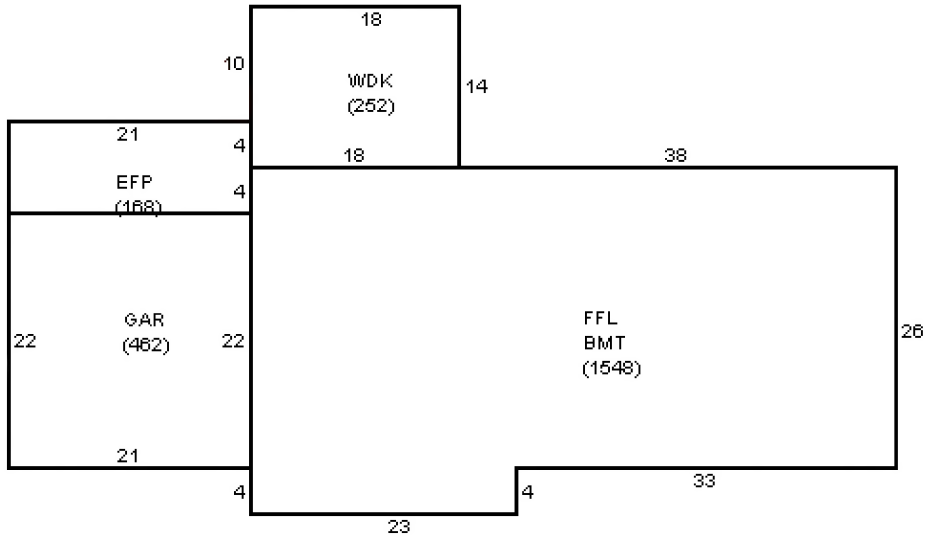
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	132.82
Special Features:	0	Val/Su Net:	101.23
Final Total:	402700	Val/Su SzAd	260.14

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,548	75.710	117,192
FFL	First Floor	1,548	132.820	205,599
GAR	Garage	462	20.410	9,429
WDK	Deck	252	9.970	2,512
EFP	Enclos Porch	168	43.430	7,296

Net Sketched Area:	3,978			Total:	342,028
Size Ad	1548	Gross Area	3978	FinArea	2709

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	75	G	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

107.0-0006-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	8X14	A	AV	1960	7.79	T	40	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500

IMAGE

AssessPro Patriot Properties, Inc